



Eaton Grange Drive,
Long Eaton, Nottingham
NG10 3QE

£259,500 Freehold

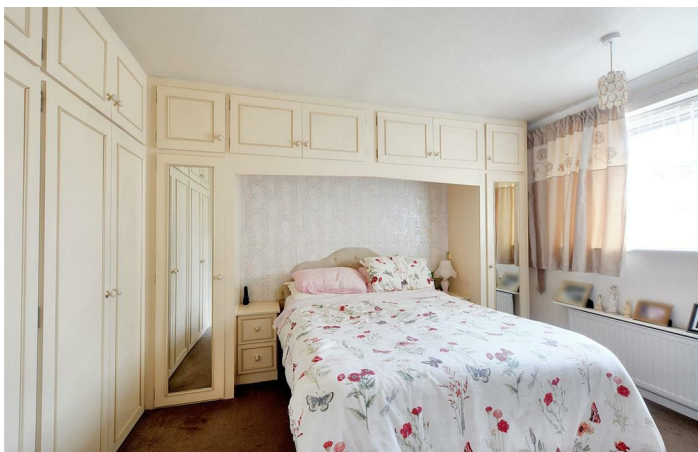


A WELL PRESENTED, TWO BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, GARAGE AND LOW MAINTENANCE GARDEN, BEING SOLD WITH NO ONWARD CHAIN IN THIS QUIET CUL-DE-SAC LOCATION.

Robert Ellis are thrilled to bring to the market this spacious and well presented two bedroom detached bungalow, being sold with no onward chain and benefitting from off street parking and a brick built garage. The property is constructed of brick and has double glazing and gas central heating throughout with a low maintenance rear garden and plenty of parking. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, kitchen, family bathroom and two bedrooms both benefitting from fitted wardrobes. To the front, the property is set away from the road via a low maintenance garden and driveway with parking space for several vehicles. The driveway leads to the brick built garage where there is a power and lighting supply and an up and over manual door. To the rear, there is a low maintenance garden with mature flowers.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets and healthcare facilities can be found. There are fantastic transport links nearby including access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.



Entrance Hall

UPVC double glazed front door, carpeted flooring, ceiling light.

Lounge

18'2 x 11'1 approx (5.54m x 3.38m approx)
UPVC double glazed window overlooking the front, carpeted flooring, ceiling light, fireplace and gas fire.

Kitchen

8'4 x 11'9 approx (2.54m x 3.58m approx)
UPVC double glazed window overlooking the front, UPVC double glazed door leading to the side, vinyl flooring, radiator, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, integrated gas hob with overhead extractor fan, space for washing machine, space for fridge, ceiling light.

Hallway

Carpeted flooring, loft access, ceiling light.

Bedroom 1

10'7 x 11'1 approx (3.23m x 3.38m approx)
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Bedroom 2

8'5 x 7'6 approx (2.57m x 2.29m approx)
UPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, ceiling light.

Bathroom

6'9 x 5'2 approx (2.06m x 1.57m approx)
UPVC double glazed patterned window overlooking the side, laminate flooring, radiator, low flush w.c., top mounted sink, bath with mixer tap, ceiling light.

Outside

To the front of the property there is a large driveway and low maintenance garden that sets the property away from the road with access into the brick built garage through an up and over manual door. The brick built garage has a power and lighting supply. To the rear, there is a low maintenance garden with mature flowers.

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Unknown
Phone Signal – 02, EE, 3, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Council Tax

Erewash Borough Council Band C

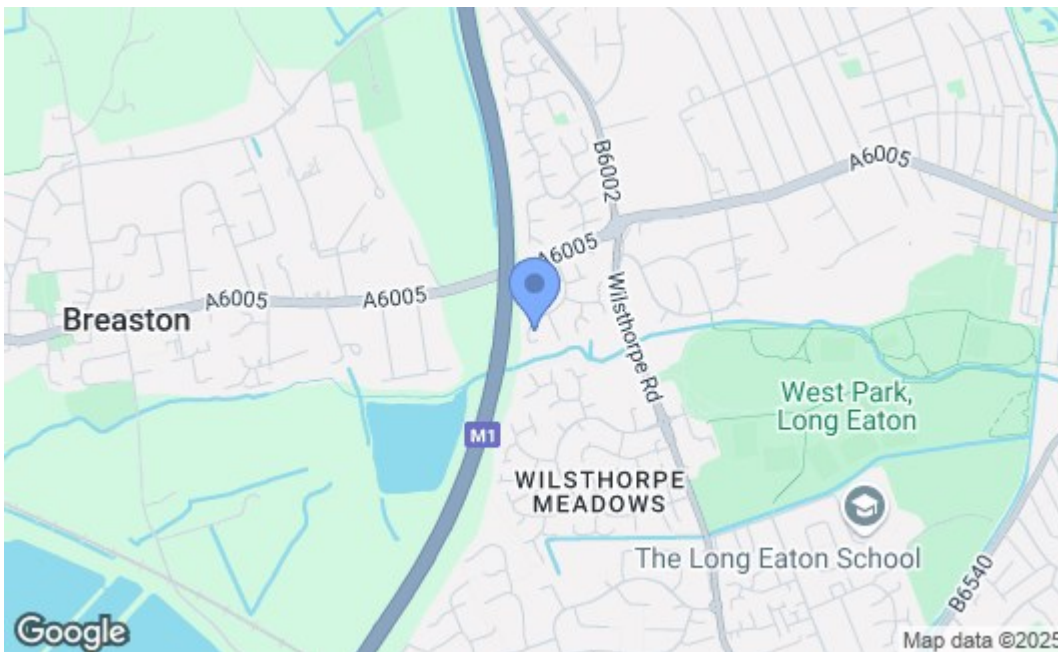
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and onto Wilsthorpe Road where Eaton Grange can be found as the first turning after the pub on the left hand side and the property identified by our for sale board.

8007RS



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.